



Larwood Close, Necton, Swaffham, PE37 8HW

welcome to

Larwood Close, Necton, Swaffham

>>MUST BE VIEWED!! A well presented 3 bedroom family home occupying a pleasant setting and within easy reach of village amenities. Benefitting from well tended front and rear gardens, far reaching field views to the rear, en suite to the master bedroom, driveway, garage and much more.



Accommodation

UPVC part glazed entrance door opening to:

Entrance Hall

Carpet flooring, radiator, telephone point, under stairs storage cupboard, stairs rising to first floor, internal doors opening to all ground floor rooms.

Lounge

22' 1" x 13' 5" narrowing to 11' 1" (6.73m x 4.09m narrowing to 3.38m)

Carpet flooring, two radiators, dual aspect UPVC double glazed windows to the front and rear aspects, television point, feature fire place with exposed brick surround and marble hearth.

Kitchen

12' 6" x 8' 9" (3.81m x 2.67m)

A range of floor and wall mounted kitchen units with work surfaces over, 1 & 1/2 bowl composite sink and drainer with mixer tap over, tiled splashbacks, wood effect flooring, UPVC double glazed window to the rear aspect, space for a fridge/freezer, space and plumbing for a washing machine, radiator, UPVC part glazed external door opening to the rear garden. free standing electric oven with stainless steel cooker hood over.

Ground Floor W.C

Suite comprising low level w.c, hand wash basin with mixer tap and storage under, half height tiled walls, carpet flooring, UPVC obscure glass window to the front aspect, radiator.

First Floor Landing

Carpet flooring, loft access, airing cupboard with hot water tank, internal doors opening to all rooms.

Master Bedroom

13' 6" narrowing to 11' 9" x 11' 11" (4.11m narrowing to 3.58m x 3.63m)

Wooden flooring, radiator, built in wardrobes, UPVC double glazed window to rear aspect, internal door opening to:

En Suite Shower Room

Suite comprising low level w.c, inset hand wash basin with mixer tap and storage under, walk-in shower cubicle with mains powered shower over, fully tiled walls behind.

Bedroom 2

13' 5" narrowing to 9' 9" x 11' 11" (4.09m narrowing to 2.97m x 3.63m)

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 3

9' x 8' 11" (2.74m x 2.72m)

Wood effect flooring, radiator, UPVC double glazed window to the rear aspect.

Family Shower Room

Suite comprising low level w.c, pedestal hand wash basin with mixer tap over, fully tiled floor and walls, walk-in shower cubicle with mains powered shower, UPVC obscure glass window to the front aspect.

Outside

To the front of the property there is a well-manicured mainly lawned garden area with central shrub island and interspersed with plants and shrubs, a pathway leads to the main entrance door and timber side gate. A long driveway gives off road parking and leads to the front of the garage.

The rear gardens are again well kept and enclosed by fencing, mainly laid to lawn with raised patio and borders, two fruit trees and a timber garden shed.

Garage

18' 2" x 9' (5.54m x 2.74m)

Electric roller door, power sockets and lighting, personal door opening to the garden.

Location

Necton is a popular village, situated off the A47 main road between Swaffham and Dereham in the Breckland district of mid-Norfolk. The village boasts a wealth of amenities including a primary school,

playing field, social club, public house (temporarily closed), Post Office and a number of shops, including Co Op and Costa. Further amenities can be found within the neighbouring town of Swaffham, which is less than 5 miles away and boasts a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and take the left hand turn onto School Road. Continue along this road and take the first left hand turn on to Larwood Close, the property can be found at the bottom of the cul-de-sac on the right hand side.



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welcome to

Larwood Close, Necton Swaffham

- Spacious 3 Bedroom detached family home
- Well-presented throughout
- En suite shower room, family shower room and groundfloor cloakroom
- Dual aspect lounge with feature fire place
- Gas fired central heating & UPVC double glazed windows throughout

Tenure: Freehold EPC Rating: D
Council Tax Band: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110517 - 0007

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